



14 Eylesden Court, Bearsted Green, Kent ME14 4BF

A spacious, three-bedroom, mid-terrace cottage overlooking beautiful courtyard gardens and within walking distance of local shops.

Entrance Hall

Downstairs Shower Room

Sitting Room

Dining Room

Kitchen

**Three Double
Bedrooms**

Third Bedroom/ Study

Upstairs Shower Room

Garage

Patio Garden

150 year Lease (from 2004)

No Ground Rent

55+ Age Covenant.

The Property

14 Eylesden Court is a beautifully presented three bedroom cottage situated on the well maintained Eylesden Court estate.

Upon entering the property you are welcomed into a bright hallway which leads through to the useful downstairs shower room and through to the light and airy open plan sitting/ dining room. The living room boasts views over the estates gardens and has a feature fireplace.

The dining room is a welcoming space with French doors leading out to the enclosed patio garden. The property has a fully fitted kitchen complete with built in oven, hob , dishwasher and fridge freezer.

Upstairs the property has three bedrooms, two double bedrooms both benefiting from built in storage. The Jack and Jill shower room is modern and is accessible from both bedroom one and the landing. There is a further versatile third double bedroom which could also be used as a study also benefiting from built in storage space.

Underfloor heating and double glazing is throughout and a partially boarded loft accessed via a folding ladder, provides useful extra storage

A single garage, with light and power, is nearby.

Guide Price: £550,000 (Leasehold)

Directions to Eylesden Court

From Junction 8 of the M20 take the Ashford Road (A20) to Maidstone. Pass Musket Lane on your right followed by Caring Lane on your left and then take the right turn into Roundwell before the Tudor Park Hotel Country Club signposted Bearsted. Follow the road to the green and turn left at the Oak on the Green public house. Eylesden Court is the next turning on the left.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01622 631793 / 07384 112 343 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



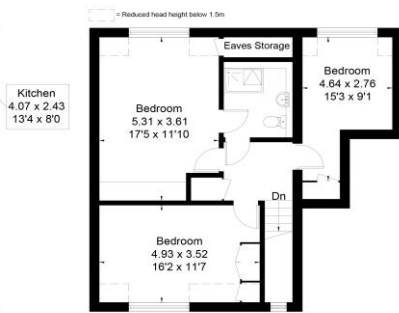
Kitchen



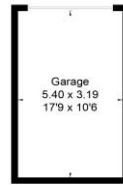
Approximate Floor Area = 116.2 sq m / 1251 sq ft (Excluding Eaves Storage)
Garage = 17.3 sq m / 186 sq ft
Total = 133.5 sq m / 1437 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67273



Rear with garden

Approximate Gross Internals: 116.2 sq m / 1251 sq ft Service Charge: £8752 pa Energy Performance Rating: C Council Tax Band: G

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Eylesden Court

Eylesden Court is next to the village green, reputedly one of the oldest cricket grounds in Kent. The estate was built in the spacious grounds of a former preparatory school and enjoys an open parkland setting with an orchard and a splendid backdrop of oast-houses and Holy Cross Church. The properties are arranged in three distinct areas; the estate's own 'village green', a scented garden and the orchard. There is a croquet lawn for the summer months and an allotment garden for the market gardeners.

Bearsted Green, with its lovely Georgian and Victorian architecture, has shops, restaurants and two pubs. There are clubs and societies within the village and a ramblers' paradise on the doorstep, with the Pilgrims' Way and North Downs Way passing close by. Bearsted station offers a regular train service to London Victoria, which can be reached in just over an hour, and a short drive of 30 minutes is all it takes to put you at the seaside. The incredible 13th-Century Leeds Castle, most famous for once being home to Henry VIII's first wife, Catherine of Aragon, is only four miles away from the estate.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



View of the Oast Houses from Eylesden Court



Bearsted Cricket Pitch



Holy Cross Bearsted



Leeds Castle

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PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

